

Planning Board Meeting Minutes  
November 19, 2015

**Board Present:** Maria Pease, Laura Curtis, Dale Flint, John Mountainland, Glenn Taylor and Gerald Brooks.

**Absent:** Robin Milliken.

**Also Present:** Grant Watmough, Richard Wiemer and Shawna Wiemer.

1. **Call to Order:** by Chair at 6:30PM.
2. **Accept Minutes of 10/8/2015 and 10/22/2015:** Motion Laura Curtis to accept 10/08/2015 Minutes as written. Seconded Dale Flint. Unanimous.  
Motion to accept 10/22/2015 Minutes as written. Seconded Dale Flint.  
One abstention. (Taylor).
3. **Review application of Richard and Shawna Wiemer for removal and reconstruction with small expansion of a non-conforming structure in Shoreland Zoning (L.R) at 23 Midstate Lane Map 28 Lot 5-10:**  
**Application:** The existing Structure is beyond repair, it's cheaper to just tear it down. He would like to go 2ft. back away from the lake toward MidState Lane staying as close to the original footprint. It will be a full foundation with two stories on top of that not including the basement.  
  
**CEO:** Height could be an issue. Grant cited a recent class he went to where they are telling Code Officers to measure from the low point. With a walkout basement we would be measuring from the ground level up and its 35ft. Grant admitted he missed this whole Issue of having two floors, we have a problem with that because it's a non-conforming Structure and our Ordinance allows you to expand that structure by 500sq. ft. Grant asked the applicant if he was talking about adding two actual full floors or are you really talking about a story and a half?  
**Applicant:** We would be adding a second floor on top of the structure.

**CEO:** You are only allowed 500 sq. ft. to the original structure without moving it back 100ft.

**Chair:** Because this is a non-conforming structure, it doesn't meet current setbacks. Our Ordinances say we are not going to make it so you can't ever add on to these we'll make it so you can add on only a certain amount and it's capped at 500 sq. ft. for expansions. The basement doesn't count but at 24x32 for a second story it's 768 sq. ft. There are ways to do this within that 100 sq. ft. to maximize to the fullest extent allowed which is the 500 sq. ft.

**CEO:** You may want to do some re-calculating on square footage for that second floor, you may be able to do one dormer but not two. There is a second issue here if you are completely removing the old structure. The Planning Board is charged with having the structure moved back as much as practical. I've been to the property and showing the The property lines from Google Earth it's a long narrow property. Realistically allowing them to rebuild in place is not a bad option.

**Flint:** What we have done in the past is when you do expand on a non-conforming Structure we ask that you record the final plan at the Registry.

**Chair:** She suggests a Motion that we accept the application for an expansion of up to 500 sq. ft. and that the final plan is recorded at the Knox County Registry. So moved Glenn Taylor. Seconded Laura Curtis. Unanimous.

4. Last meeting it was discussed to require only three 24x36 drawings under Site Plan Review Review in the future. We should make a motion something like this: We wave the need for 8 copies of Site Plan 24x36 and require only three Indefinitely until changed by a future vote of the Planning Board per section 2.5.14.1 of the Site Plan Review section.

**CEO:** The Ordinance spells out what it has to be, so they have to follow that but the Ordinance also says you can Wave some provisions.

**Chair:** We can indefinitely wave the eight copies but we can also retain the right in certain circumstances to say that we're not going to wave that and go from there.

**Motion Laura Curtis to wave the need for 8 copies of Site Plan 24x36 and require only three indefinitely until changed by a future vote of the Planning Board Per Section 2.5.14.1 of the Site Plan Review Section. Seconded Dale Flint. Unanimous.**

5. Any other business by the board: there was none.
6. Adjourn: Motion Dale Flint to adjourn at 7:00PM. Seconded Laura Curtis. Unanimous.

These minutes were approved on January 14, 2016 with the following amendments.

